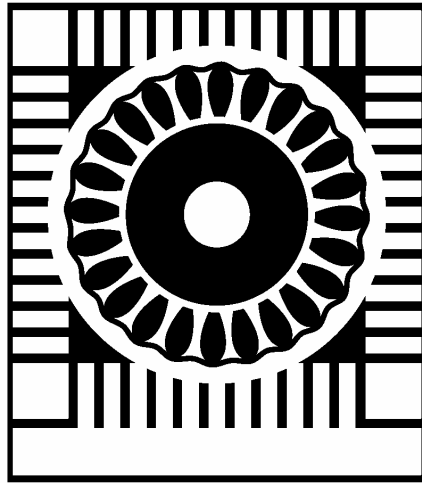


# **CITY OF HAYWARD**



# **GENERAL PLAN**

# CITY OF HAYWARD

## GENERAL PLAN

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# CITY OF HAYWARD GENERAL PLAN

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## **PREFACE**

Planning is an approach to problem solving, a process for making informed decisions about the future. Although everyone plans to some extent by trying to anticipate the consequences of possible courses of action and selecting what appears to be the best course, formal planning is usually characterized by a number of activities:

- Identifying the problems or issues;
- Analyzing them;
- Formulating goals and objectives;
- Developing and evaluating alternative courses of action;
- Selecting the preferred course of action; and,
- Monitoring implementation and adjusting plans and policies.

In practice, these activities are rarely discrete, sequential steps; they often overlap in a cyclical process in which experience provides the impetus for continuous course corrections. Like budgeting, governmental planning is also a political process for is not merely to prepare plans but to produce intelligent, informed decisions.

### **Role of the General Plan**

In California, state law requires each city and county to adopt a general plan documenting its decisions concerning the future of the community. Preparing, adopting, and maintaining a general plan serves to:

- Identify the community's environmental, social and economic goals;
- State the local government's policies on the maintenance and improvement of existing development, and the location and characteristics of future development;
- Establish within local government the ability to analyze local conditions and to guide community development in a way consistent with local, regional, and state goals and policies;
- Provide citizens with information about their community and with opportunities to understand and participate in the planning and decision-making process of local government;
- Identify the need for and methods of improving the coordination of community development activities among all units of government; and
- Create a basis for subsequent planning efforts, such as the preparation of specific plans and special studies.

Today, a community's general plan is essentially regarded as the constitution for local development. Hayward's General Plan is in compliance with state law in that it contains all of the mandated elements as well as addressing topics of local concern.



## Relationship to the City's Planning Program

The General Plan does not constitute the complete planning program of the city. Implementation of the General Plan involves the preparation of special area and district plans as well as policy statements on specific subjects. These three components of the planning program are described more fully in the following sections.

### The General Plan

The General Plan is an official public document adopted by the City Council as a policy guide for making decisions concerning the development of the community according to desired goals. It is a dynamic tool that guides, evaluates, and coordinates the development and revitalization of the community. Because it is general, it continues to be useful as a development guide as the community grows and accomplishes its goals. The general plan is characterized by three significant features:

- *It is comprehensive.* The plan encompasses all geographic units of the community as well as all functional units significant to physical development for a citywide perspective.
- *It is long-range.* The plan goes beyond pressing current issues to the future shape of development some 20-25 year hence for a long-range perspective.
- *It is general.* Policies and proposals are summarized rather than being presented in detail in order to form a general understanding of policy interrelationships.

### Neighborhood and District Plans

Neighborhood and district or area plans provide a bridge between the General Plan and specific development and improvement projects. These plans analyze only a portion of the community and are often more detailed than the General Plan. These plans provide guidance for ongoing community development and facilitate coordination of programs for improvement. A list of adopted neighborhood plans and other district or area plans is provided in Appendix A.

The Neighborhood Planning Program, which was conducted over a period of 12 years and completed in 1998, involved the preparation and adoption of 16 neighborhood plans covering all of the residential and commercial areas in the city, with the exception of the Downtown and the Industrial Corridor. Each neighborhood plan provides a detailing of the General Plan through application of citywide policies to a specific area. The preparation of each plan allowed for consideration of local issues identified in the neighborhood that may not otherwise be addressed in the General Plan. These plans concentrate on short-term implementation measures, which assist in fulfilling the longer-term policies and programs of the General Plan.

### Policy Statements on Specific Subjects

In addition to broad policy statements in the General Plan and the policy statements pertaining to specific districts and neighborhoods, there is a need for development of a series of community-wide statements of policy usually dealing with specific subjects. These statements are associated with more detailed studies and technical reports. They supplement and refine policies adopted as part of the General Plan or area plans. These policy statements allow the City to respond to changing conditions or needs for more specific development policies. Examples of these policy statements include facilities master plans, urban design guidelines, and capital improvement programs. A list of adopted plans and guidelines is provided in Appendix A.